

### Muir or Allangrange, Drynie Park, By Malbuie, Conon Bridge



## LOCATION

This development opportunity is situated in the small village of Malbuie off the B9169 heading towards Muir of Ord from the Leanaig junction on the A835, Inverness to Dingwall main road.

Situated in an idyllic position with panoramic views, the subject site is situated 5 miles from Dingwall, with Inverness around 10 miles and Muir of Ord less than 3 miles.

The village benefits from a very small rural primary school close by with the surrounding countryside offering many opportunities for recreational activities including golfing, cycling and hillwalking.

## DESCRIPTION

This opportunity provides a small developer the opportunity to purchase a large development plot of land which has planning permission in principle for the erection of 3 No. dwellings. The site in total extends to 3830 sq m (0.94 acres or thereby), with the individual plots extending as follows;

Plot 1 – 1200 sq m (0.296 acres)

Plot 2 – 1160 sqm (0.286 acres)

Plot 3 – 1150 sqm (0.284 acres)

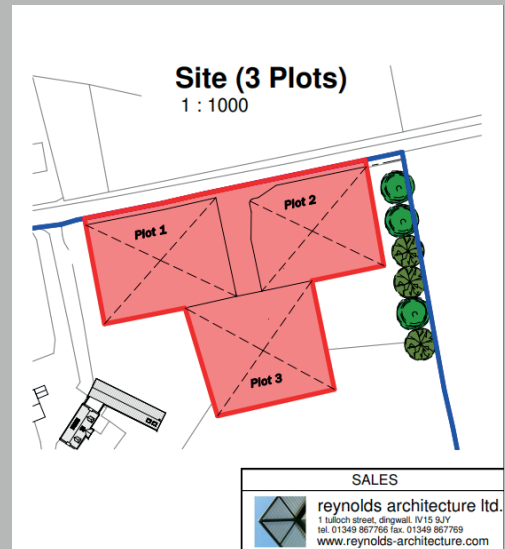
## PLANNING INFORMATION

Detailed information on the current planning status can be obtained from the following link - <https://wam.highland.gov.uk/wam/>

Plot 1 – 18/04082/PIP

Plot 2 – 18/04084/PIP

Plot 3 – 18/04085/PIP



## SERVICES

All services are readily available on site. Each plot will require a septic tank.

## PRICE

Offers over £275,000.

The preference is for the plots to be sold as one entity. Consideration may be given to individual plot sales.

## VAT

All figures quoted are net of VAT.

## LEGAL COSTS

Each party will meet their own legal costs.

## ENTRY

By mutual agreement.



## CONTACT

Alexander (Sandy) Rennie BLE FRICS

Rennie Property Consultants Ltd

Tel: 01463 228301 / 07766 357953

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Email: [sandy@rennieproperty.co.uk](mailto:sandy@rennieproperty.co.uk)

Web: [www.rennieproperty.co.uk](http://www.rennieproperty.co.uk)



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